045.0	0007	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,013,500	/	1,013,500
USE VALUE:	1,013,500	/	1,013,500
ASSESSED:	1,013,500	/	1,013,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-51	ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YEN WILLIAM W & MARGARET P/TR
Owner 2:	MAS TRUST
Owner 3:	
Street 1:	49 ALTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YEN WILLIAM W & MARGARET P -
Owner 2:	-
Street 1:	211 ARLINGTON STREET
Twn/City:	ACTON
St/Prov:	MA Cntry:
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains 4,735 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2811 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4735.000	559,200	4,700	449,600	1,013,500
Total Card	0.109	559,200	4,700	449,600	1,013,500
Total Parcel	0.109	559,200	4,700	449,600	1,013,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.55 | /Parcel: 360.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0007-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	559,200	4700	4,735.	449,600	1,013,500	1,013,500	Year End Roll	12/18/2019
2019	104	FV	415,800	4700	4,735.	477,700	898,200	898,200	Year End Roll	1/3/2019
2018	104	FV	415,800	4700	4,735.	348,500	769,000	769,000	Year End Roll	12/20/2017
2017	104	FV	352,700	4700	4,735.	303,500	660,900	660,900	Year End Roll	1/3/2017
2016	104	FV	352,700	4700	4,735.	258,500	615,900	615,900	Year End	1/4/2016
2015	104	FV	314,800	4700	4,735.	252,900	572,400	572,400	Year End Roll	12/11/2014
2014	104	FV	314,800	4700	4,735.	208,000	527,500	527,500	Year End Roll	12/16/2013
2013	104	FV	327,300	4700	4,735.	197,800	529,800	529,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YEN WILLIAM W &	62676-438		9/24/2013	Convenience	10	No	No		
YEN WILLIAM W	22038-310		5/15/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2016	1132	Heat App	5,000	C				hydro air sys both
9/16/2016	1133	Heat App	5,000	C				hydro air sys both
6/20/2016	837	Inter Fi	121,000					nterior gut refit
1/10/2003	21	Siding	14,000					
10/21/1992	532	Manual	1,200					SKYLIGHT, WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2017	Left Notice	DGM	D Mann
6/13/2017	Measured	DGM	D Mann
6/13/2017	Permit Visit	DGM	D Mann
4/14/2009	Measured	372	PATRIOT
3/11/2004	External Ins	BR	B Rossignol
3/28/2000	Inspected	276	PATRIOT
3/6/2000	Measured	263	PATRIOT
8/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4735		Sq. Ft.	Site		0	80.	1.19	1									449,639						449,600	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 32306
GIS Ref:
GIS Ref:
Insp Date: 06/13/17

!3870!

PRINT

Date	Time
12/10/20	19:00:31

LAST REV

Date	Time
07/18/17	09:45:58

ekelly

PAT ACCT.: 3870

USER DEFINED

Prior Id # 1:	32306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.10870	Total SF/SM:	4735	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	449,639	Spl Credit		Total:	449,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06799364
Const Adj.:	0.99782026
Adj $ / SQ:	181.163
Other Features:	153986
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723150
Depreciation:	163938
Depreciated Total:	559212

COMMENTS

OTHER FIX= SINK IN BMT / HEAT FUEL OIL
50% GAS 50%; LOC=SCHOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	5	Baths:	2	HB	1				

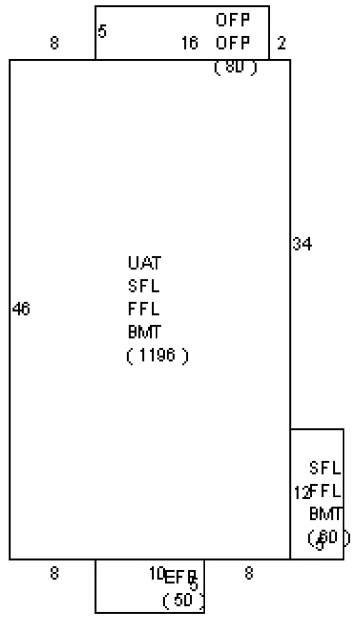
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	8	3	
Totals			
2	14	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.16
Special Features:	0	Val/Su Net:	130.75
Final Total:	559200	Val/Su SzAd	222.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,256	54.350	68,262
FFL	First Floor	1,256	181.160	227,541
SFL	Second Floor	1,256	181.160	227,541
UAT	Upper Attic	299	126.810	37,917
OFP	Open Porch	160	26.750	4,281
EFP	Enclos Porch	50	72.440	3,622

Net Sketched Area:	4,277			Total:	569,164
Size Ad	2512	Gross Are	5174	FinArea	2811

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0007-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	
				Total:	4,700